

ORDINANCE NO. 638

AN ORDINANCE OF THE CITY OF FARMERS BRANCH AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, BY AMENDING PARAGRAPH 16, ARTICLE XIV, SO AS TO PERMIT PRIVATE CLUBS AND COMMUNITY BUILDINGS IN AN "R-5" RESIDENTIAL DISTRICT CLASSIFICATION OR ON A SITE OF TWO ACRES OR MORE IN ANY DISTRICT; AMENDING ARTICLE XXIV BY ADDING A NEW PARAGRAPH NO. 72 THEREFOR; PROVIDING FOR THE DEFINITION OF A PRIVATE COMMUNITY CENTER; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission of the City of Farmers Branch, Texas, and the Governing Body of the City of Farmers Branch, Texas, in compliance with the Charter of the City of Farmers Branch and the laws of the State of Texas with reference to amending the zoning ordinances of the City of Farmers Branch, have given the requisite notices, and after holding due hearings and affording a full and fair hearing to all the property owners generally, the Governing Body of the City of Farmers Branch is of the opinion that a change in the Comprehensive Zoning Ordinance should be made:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending Paragraph 16 of Article XIV so as to herein-after read as follows, to-wit:

"ARTICLE XIV. SPECIAL PERMITS

(16) Private clubs and community buildings in an 'R-5' District or on a site of two acres or more in any district."

SECTION 2. That Article XXIV of the Comprehensive Zoning Ordinance of the City of Farmers Branch be, and the same is hereby amended by adding thereto a new paragraph No. 72,

which shall hereinafter read as follows, to-wit:

"ARTICLE XXIV. DEFINITIONS.

(72) Community center (private): A building or group of rooms designed and used as integral part of a residential project or community unit development, ~~of~~ ^{by the} ~~attendance~~ ^{tenants} of such a project for a place of meeting, recreation or social activity and under the management and unified control of the operators of the project. A private community center shall not be operated as a place of public meetings or as a business, nor shall the operation of such facility create noise, odor, or similar conditions perceptible beyond the bounding property line of the project site, nor shall any alcoholic beverage permit for the sale of such beverages be issued for such facility."

SECTION 3. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That all property within the limits of the City of Farmers Branch subject to the provisions of this ordinance shall be used only in the manner provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended and as amended herein.

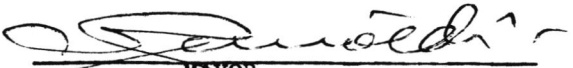
SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction in corporation court shall be subject to a fine not to exceed the sum of Two Hundred Dollars for each offense.

SECTION 6. The fact that the present regulations of the Comprehensive Zoning Ordinance of the City of Farmers Branch do not provide adequate regulations for private community centers and do not define private community center creates an urgency and an emergency and in the preservation of the public health, safety and welfare requires that this ordinance shall take effect immediately from and after its passage and the publication of the

caption of said ordinance as the law in such cases provides.

DULY PASSED by the City Council of the City of Farmers
Branch, Texas, on the 7 day of November, 1966.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

APPROVED AS TO FORM:


ATTORNEY

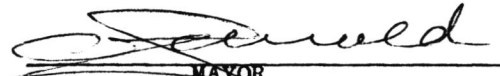
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DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THE 4 DAY OF November, 1966.


MAYOR

ATTEST:


CITY SECRETARY